

**PLANNING COMMISSION
MEETING MINUTES
Monday, December 5, 2022**

I. Call to Order and Roll Call –

The Meeting of the Planning Commission was called to order at 7:00 PM by Chairman Matt Kowalski with roll call:

Matt Kowalski, Chair
Tom Covert
Kyle Marsh

Thomas Phillips, Vice Chair
Alison Heatley, Secretary-ABS
Karen Roberts-ABS

Jim Carty-7:01 arrival
Chet Hill
Wa Hubbard, Ex-Officio-ABS

Student Reps: Charlotte Bruderly is present, Julian Malek and Brock McIntyre are absent.

Also present: Michelle Aniol, Community Development Manager; Grace Whitney, Associate Planner; Megan Masson-Minock, Carlisle Wortman Associates; Pamela Weber, Recording Secretary, and guests.

Also attending remotely: None

II. Action on Meeting minutes from: Regular Minutes of November 7, 2022

Motion Hill; support Covert to approve the November 7, 2022 Regular Meeting Minutes.
Unanimous voice vote approval with Heatley, Hubbard and Roberts absent.

III. Approval of agenda

Motion Hill; support Marsh to approve the agenda as presented.
Unanimous voice vote approval with Heatley, Hubbard and Roberts absent.

IV. Public Hearing(s) - None

V. Pre-Arranged Participation - None

VI. Reports of Officers:

- A. Chairman Report – None
- B. Planning Commissioners and Council Ex officio Reports – None
- C. Committee Reports – None
- D. Community Development Office Reports – CDM

Ms. Aniol reported the following:

- There are two changes to Michigan Zoning Enabling Act:
 - Inclusion of qualified residential treatment program as a residential use within MZEA, which amends Section 206 to include qualified residential treatment program as a residential use of property;
 - Increased capacity in family child care home and group child care home, which allows one additional child for a family day care home and two additional children for a group child care home;
- City Council adopted an amendment to the general code regarding lawn and noxious weeds. Notices will be placed in the local paper. Prairies are exempt and are only allowed in backyards. Rain gardens are allowed in front yards;
- There are 5 new businesses in Dexter: Ivy Rehabilitation, a Martial Arts studio, Edward Jones (moved across the street), Soaring Crane Designs and Renew Hope Counseling;
- Ms. Aniol is trying to set up dates to meet with the Ann Arbor Area Foundation. The Foundation has requested a meeting with Mayor Keough and Ms. Aniol to learn more about the community's vision for Dexter, and to learn if there are opportunities for partnership;
- A business in the Commerce Building posted a moving picture sign. Based on the content, location and presentation Ms. Aniol determined it was a sign, which Dexter's Ordinance does not allow. Ms. Aniol will consult with the City Attorney to get clarification about computer driven signs. It was suggested the City Ordinance may need to be updated to include mixed media signage.
- The 3045 Broad Street project is moving along and updates are listed within the packet.

VII. Citizen Wishing to Address the Commission (Non-Arranged Participation) – None

VIII. Old Business –

A. Consider Revised Second Street Sub-Area Plan to Plan Proposal from CWA

Ms. Masson-Minock presented the revised process CWA is proposing for the discussion of amending the Master Plan and, possibly, the Zoning Ordinance, to create a mixed-use corridor zoning along Second Street. She reviewed the game approach to public participation, as an alternative to the charrette process and explained how it has worked elsewhere. Benefits to this process include it being a visual approach that structures the conversation and sets expectations. She provided price estimates and a comparison to the charrette process. Planning Commission would do a test run prior to taking this to the public.

Discussion Included:

- The game process seems like it would be more productive than a 2–3-day charrette;
- Not supportive of either proposal as we will not get any answers that cannot already be predicted;
- This cost is too high. Not comfortable recommending something that costs that amount of money and it feels like overkill;
- PC could do a charrette and come up with a very good plan without CWA involvement;
- The decision should be postponed until the full commission is present.

Motion Marsh; support Hill to postpone the approval of the Plan-to-Plan Proposal from CWA.

Ayes: Hill, Phillips, Covert, Carty, Marsh, Kowalski

Nays: None

Absent: Heatley, Hubbard, Roberts

Motion Carries

B. Consider Revised Amendment to PC Bylaws

During the Planning Commission's review of its Bylaws last month, a topic of discussion was conflict of interest and if the Bylaws needed to be consistent with the city's Ethics and Conflict of Interest Ordinance. Staff researched the issue and prepared a revised redline markup of the amended Bylaws to cite the applicable provisions of Chapter 17, Ethics and Conflicts of Interest, of the City's General Code of Ordinances. Staff removed conflicting language and merged information to reference the City's ordinance.

Motion Carty; support Phillips to approved the amended Bylaws, as presented herein by staff.

Ayes: Carty, Phillips, Covert, Hill, Marsh, Kowalski

Nays: None

Absent: Heatley, Hubbard, Roberts

Motion Carries

IX. New Business – None

A. Discussion of 2023 Meeting Calendar

- The July 3rd meeting will be moved to July 11th.

X. Proposed business for Tuesday, January 3, 2023:

A. Consider Revised Second Street Sub-Area Plan to Plan Proposal from CWA.

XI. Citizens wishing to address the Commission – None

XII. Adjournment

Motion Hill; support Phillips to adjourn at 7:50 PM.

Unanimous voice vote approval.

Respectfully submitted,

Pamela Weber

Recording Secretary

Approved for Filing: January 3, 2023